161.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,500 / 694,500
					USE VALUE:	694,500 / 694,500
					ASSESSED:	694,500 / 694,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADATTO ISAAC
Owner 2:	RYDZ EVELYN
Owner 3:	
Street 1:	43 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KATZ BARRY & VIRGINIA P -
Owner 2:	-
Street 1:	43 PROSPECT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,578 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 1604 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7578.000	241,400		453,100	694,500
Total Card	0.174	241,400		453,100	694,500
Total Parcel	0.174	241,400		453,100	694,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.98 | /Parcel: 432.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 107262

GIS Ref

GIS Ref

Insp Date 07/21/18

!12572!

PREVIOUS ASSESSMENT

Parcel ID 161.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,400	0	7,578.	453,100	694,500	694,500	Year End Roll	12/18/2019
2019	101	FV	248,200	0	7,578.	453,100	701,300	701,300	Year End Roll	1/3/2019
2018	101	FV	248,200	0	7,578.	401,400	649,600	649,600	Year End Roll	12/20/2017
2017	101	FV	248,200	0	7,578.	336,600	584,800	584,800	Year End Roll	1/3/2017
2016	101	FV	248,200	0	7,578.	336,600	584,800	584,800	Year End	1/4/2016
2015	101	FV	207,000	0	7,578.	291,300	498,300	498,300	Year End Roll	12/11/2014
2014	101	FV	207,000	0	7,578.	281,600	488,600	488,600	Year End Roll	12/16/2013
2013	101	FV	207,000	0	7,578.	268,000	475,000	475,000		12/13/2012

PRINT

Date	Time
12/11/20	02:38:56

LAST REV

Date	Time
07/10/19	14:37:05
jorourke	
12572	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATZ BARRY & VI	1544-154	1	6/3/2019		735,000	No	No		Filed Both Ways: Recorded Land - Book: 72703
	13048-259		8/31/1976		51,750	No	No		N

USER DEFINED

Prior Id # 1:	107262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2008	285	Redo Bat	6,000			G9	GR FY09	
1/13/2006	34	Re-Roof	6,075					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	BS	Barbara S
6/5/2018	MEAS&NOTICE	BS	Barbara S
10/29/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7578		Sq. Ft.	Site		0	70.	0.85	8									453,140						453,100	

Total AC/HA: 0.17397 | Total SF/SM: 7578 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 453,140 | Spl Credit | Total: 453,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296514
Depreciation:	55152
Depreciated Total:	241362

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

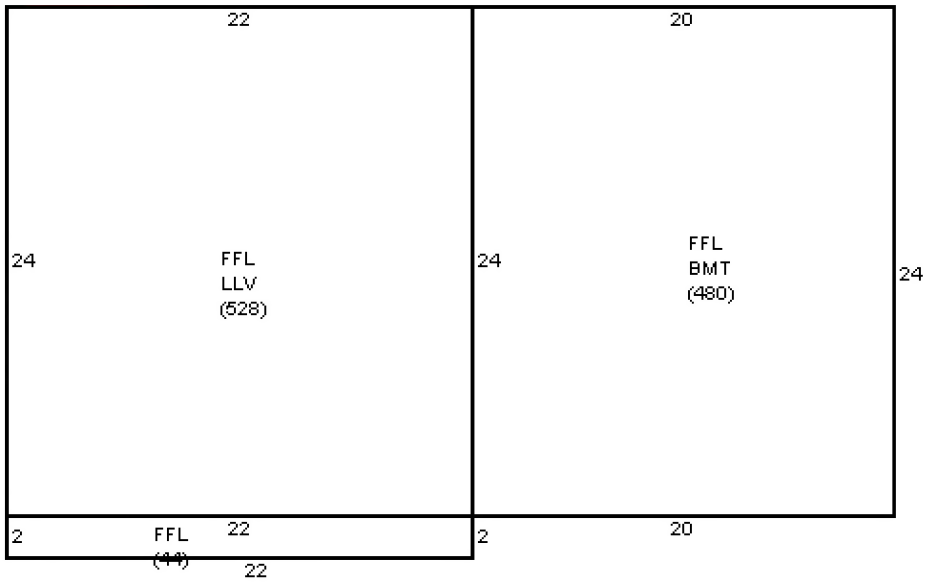
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	117.18
Final Total:	241400	Val/Su SzAd	229.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,052	129.530	136,268
LLV	Lower Level	528	80.150	42,318
BMT	Basement	480	54.020	25,927

Net Sketched Area:	2,060		Total:	204,513	
Size Ad	1052	Gross Are	2060	FinArea	1604

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc